

**TITLE PAGE**

Agency Name \_\_\_\_\_ Property Address \_\_\_\_\_  
 Agency Tract No. \_\_\_\_\_ Appraiser's Name(s) \_\_\_\_\_  
 Appraiser's Address \_\_\_\_\_ Effective Date of value \_\_\_\_\_

**LETTER OF TRANSMITTAL**

Date of Letter \_\_\_\_\_ Identification of Property \_\_\_\_\_  
 Prop. Rights Appraised \_\_\_\_\_ Effective Date of Value \_\_\_\_\_  
 Special Assumptions \_\_\_\_\_ Special Instructions \_\_\_\_\_  
 Estimate of Before Value \_\_\_\_\_ Estimate of After Value \_\_\_\_\_  
 Appraiser Signature \_\_\_\_\_

**TABLE OF CONTENTS** Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**APPRAISER'S CERTIFICATION**

Facts true & correct \_\_\_\_\_ Limited only by Assump. \_\_\_\_\_  
 No Interest in Property \_\_\_\_\_ No Contingent Fee \_\_\_\_\_  
 Conforms to USPAP \_\_\_\_\_ Conforms to Yellow Book \_\_\_\_\_  
 Property Inspection \_\_\_\_\_ Offered Owner Accomp. \_\_\_\_\_  
 Professional Assistance \_\_\_\_\_ Before Value \_\_\_\_\_  
 After Value \_\_\_\_\_ Effective Date of Value \_\_\_\_\_

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS** \_\_\_\_\_

Ident. of Property \_\_\_\_\_ Effective Date of Value \_\_\_\_\_  
 H & B Use - Before \_\_\_\_\_ H & B Use - After \_\_\_\_\_  
 Description Before \_\_\_\_\_ Description After \_\_\_\_\_  
 Value Before: \_\_\_\_\_ Value After: \_\_\_\_\_  
     Cost \_\_\_\_\_ Cost \_\_\_\_\_  
     Market \_\_\_\_\_ Market \_\_\_\_\_  
     Income \_\_\_\_\_ Income \_\_\_\_\_  
     Final Est. \_\_\_\_\_ Final Est. \_\_\_\_\_

**PHOTOGRAPHS OF SUBJECT** Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**ASSUMPTIONS & LIMITING CONDITIONS**

Appropriate \_\_\_\_\_ Suitable For Trial \_\_\_\_\_  
 Extraneous Assumptions \_\_\_\_\_ Limited Appraisal \_\_\_\_\_

**SCOPE OF APPRAISAL** Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**PURPOSE OF APPRAISAL**

Define. of Market Value \_\_\_\_\_ Define of Property Rights \_\_\_\_\_

**SUM. OF APPRAISAL PROB.** Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**LEGAL DESC. - BEFORE** Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**AREA DATA - BEFORE** Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**SITE DATA - BEFORE** (Overall - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_)

Present use \_\_\_\_\_ Access \_\_\_\_\_ Topog. \_\_\_\_\_ Soils \_\_\_\_\_  
 Vegetation \_\_\_\_\_ Land Area \_\_\_\_\_ Land Shape \_\_\_\_\_  
 Utilities \_\_\_\_\_ Minerals \_\_\_\_\_ Easements \_\_\_\_\_ Hazards \_\_\_\_\_

**IMPROVEMENT DATA - BEFORE** (Overall - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_)

Type \_\_\_\_\_ Size \_\_\_\_\_ Actual Age \_\_\_\_\_ Effective Age \_\_\_\_\_  
 Condition \_\_\_\_\_ Quality \_\_\_\_\_ Occupancy \_\_\_\_\_ On-site Imp. \_\_\_\_\_

**FIXTURES - BEFORE** Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**HISTORY - BEFORE**

Use - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Sales - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Rental - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**ASSESSED VALUE & TAX LOAD - BEFORE**

Assessed Value - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Tax Load - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**ZONING & LAND USE REGULATIONS - BEFORE**

Description - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Rezone Probability - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Land Use Regs. - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**HIGHEST AND BEST USE - BEFORE**

Vacant - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Improved - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 L.P. Considered - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Reasonable Conclusion - Yes \_\_\_\_\_ No \_\_\_\_\_

**LAND VALUATION - BEFORE**

Comparables:  
     Description - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Photos - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Analysis - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Suitable for Trial - Yes \_\_\_\_\_ No \_\_\_\_\_  
 Final Value Analysis - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**COST APPROACH - BEFORE**

Justified Omission - Yes \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_  
 Reproduction Cost - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Depreciation:  
     Market Supported - Yes \_\_\_\_\_ No \_\_\_\_\_  
     Analysis - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Final Estimate - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**SALES COMPARISON APPROACH - BEFORE**

Comparables:  
     Description - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Photos - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Analysis - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Suitable for Trial - Yes \_\_\_\_\_ No \_\_\_\_\_  
 Final Value Analysis - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_

**INCOME CAPITALIZATION APPROACH - BEFORE**

Justified Omission - Yes \_\_\_\_\_ No \_\_\_\_\_ N/A \_\_\_\_\_  
 Gross Income Estimate - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Vacancy - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Expenses:  
     Fixed - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Operating - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Reserves - Omitted \_\_\_\_\_ Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
 Capitalization Rate:  
     Market Supported - Yes \_\_\_\_\_ No \_\_\_\_\_  
     Selection Method - Adequate \_\_\_\_\_ Inadequate \_\_\_\_\_  
     Suitable for Trial - Yes \_\_\_\_\_ No \_\_\_\_\_

**FINAL VALUE ESTIMATE - BEFORE**

Reasoned Analysis - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Avoided Summation Appraisal - Yes\_\_\_No\_\_\_  
Suitable for Trial - Yes\_\_\_No\_\_\_

**LEGAL DESCRIPTION - AFTER (OR DESCRIPTION OF TAKING)**

Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**NEIGHBORHOOD FACTORS - AFTER**

Project Desc. - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Project Impact - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**SITE DATA**

Shape\_\_\_Size\_\_\_Utilities\_\_\_Access\_\_\_Easements\_\_\_  
Relationship to Project - Adequate\_\_\_Inadequate\_\_\_

**IMPROVEMENTS - AFTER**

Description - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**FIXTURES - AFTER**

Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**HISTORY - AFTER**

Use/Rental Since Take:  
Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**ASSESSED VALUE - TAX LOAD - AFTER**

Estimated A.V. - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Estimated Tax load - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**ZONING & LAND USE REGULATIONS - AFTER**

Rezone Considered - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**HIGHEST & BEST USE - AFTER**

Change Considered - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Intensity Considered - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Restoration considered - Yes\_\_\_No\_\_\_N/A\_\_\_  
Effects of TCE's - Yes\_\_\_No\_\_\_N/A\_\_\_  
Reasonable Conclusion - Yes\_\_\_No\_\_\_  
Non-conformity - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**LAND VALUATION - AFTER**

Comparables:  
Same Comparables as Before - Yes\_\_\_No\_\_\_  
Description - Adequate\_\_\_Inadequate\_\_\_  
Photos - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Analysis - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Suitable for Trial - Yes\_\_\_No\_\_\_  
Final Value Analysis - Adequate\_\_\_Inadequate\_\_\_

**COST APPROACH - AFTER**

Justified Omission - Yes\_\_\_No\_\_\_N/A\_\_\_  
Reproduction Cost - Adequate\_\_\_Inadequate\_\_\_  
Depreciation:  
Market Supported - Yes\_\_\_No\_\_\_  
Analysis - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Final Estimate - Adequate\_\_\_Inadequate\_\_\_

**SALES COMPARISON APPROACH - AFTER**

Comparables:  
Same Comparables as Before - Yes\_\_\_No\_\_\_  
Description - Adequate\_\_\_Inadequate\_\_\_  
Photos - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Analysis - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Suitable for Trial - Yes\_\_\_No\_\_\_  
Final Value Analysis - Adequate\_\_\_Inadequate\_\_\_

**INCOME CAPITALIZATION APPROACH - AFTER**

Justified Omission - Yes\_\_\_No\_\_\_N/A\_\_\_  
Gross Income Estimate - Adequate\_\_\_Inadequate\_\_\_  
Vacancy - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Expenses:  
Fixed - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Operating - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Reserves - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Capitalization Rate:  
Market Supported - Yes\_\_\_No\_\_\_  
Selection Method - Adequate\_\_\_Inadequate\_\_\_  
Suitable for Trial - Yes\_\_\_No\_\_\_

**FINAL VALUE ESTIMATE - AFTER**

Reasoned Analysis - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Avoided Summation Appraisal - Yes\_\_\_No\_\_\_  
Suitable for Trial - Yes\_\_\_No\_\_\_

**ACQUISITION ANALYSIS**

Avoided Valuing Take - Yes\_\_\_No\_\_\_  
Shown in Proper Form - Yes\_\_\_No\_\_\_

**ALLOCATION & EXPLANATION OF DAMAGES**

Value of Take/Damages Properly Allocated - Yes\_\_\_No\_\_\_  
Damage Explanation - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Noted Accounting Tabulation - Yes\_\_\_No\_\_\_  
Cost to Cure Damage Estimated - Yes\_\_\_No\_\_\_  
Cost Justified - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Profit - Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_  
Cost v. Diminution in Market Value Considered:  
Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**SPECIAL BENEFITS**

Adequately Explained - Yes\_\_\_No\_\_\_N/A\_\_\_

**LOCATION MAP**

Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**COMPARABLE DATA MAPS**

All Comps on Map - Yes\_\_\_No\_\_\_  
Subject Shown on Map - Yes\_\_\_No\_\_\_

**COMPARABLE DATA SHEETS**

Confirmed - Yes\_\_\_No\_\_\_Terms Reported - Yes\_\_\_No\_\_\_  
Buyer/Seller - Yes\_\_\_No\_\_\_Date of Sale - Yes\_\_\_No\_\_\_  
Recording Info - Yes\_\_\_No\_\_\_Location - Yes\_\_\_No\_\_\_  
Present Use - Yes\_\_\_No\_\_\_H&B Use - Yes\_\_\_No\_\_\_  
Zoning - Yes\_\_\_No\_\_\_Legal - Yes\_\_\_No\_\_\_  
Physical Description - Adequate\_\_\_Inadequate\_\_\_

**PLOT PLAN**

Property Boundaries Shown - Yes\_\_\_No\_\_\_  
Dimensions Before - Yes\_\_\_No\_\_\_  
Dimensions After - Yes\_\_\_No\_\_\_  
Street Frontage Before - Yes\_\_\_No\_\_\_  
Street Frontage After - Yes\_\_\_No\_\_\_  
Photo Locations - Yes\_\_\_No\_\_\_  
Improvement Locations - Yes\_\_\_No\_\_\_

**FLOOR PLAN**

Adequate\_\_\_Inadequate\_\_\_N/A\_\_\_

**TITLE REPORT**

Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_

**OTHER EXHIBITS**

Adequate\_\_\_Inadequate\_\_\_N/A\_\_\_

**QUALIFICATIONS**

Omitted\_\_\_Adequate\_\_\_Inadequate\_\_\_